



Fort Monmouth Economic
Revitalization Planning Authority

FMERPA Briefing for:

**Long Branch Rotary
January 30, 2009**

Frank Cosentino, Executive Director

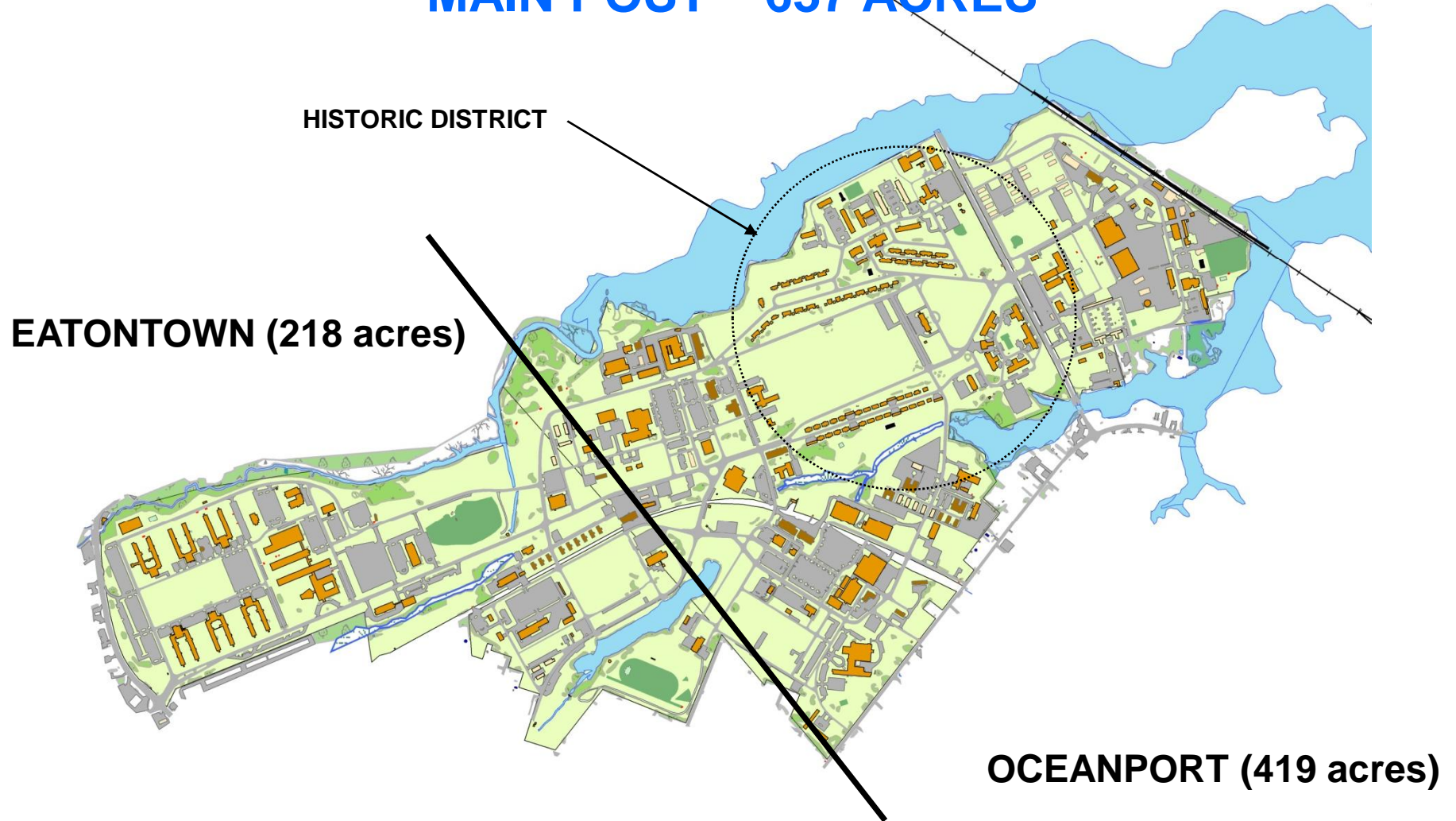


FORT MONMOUTH





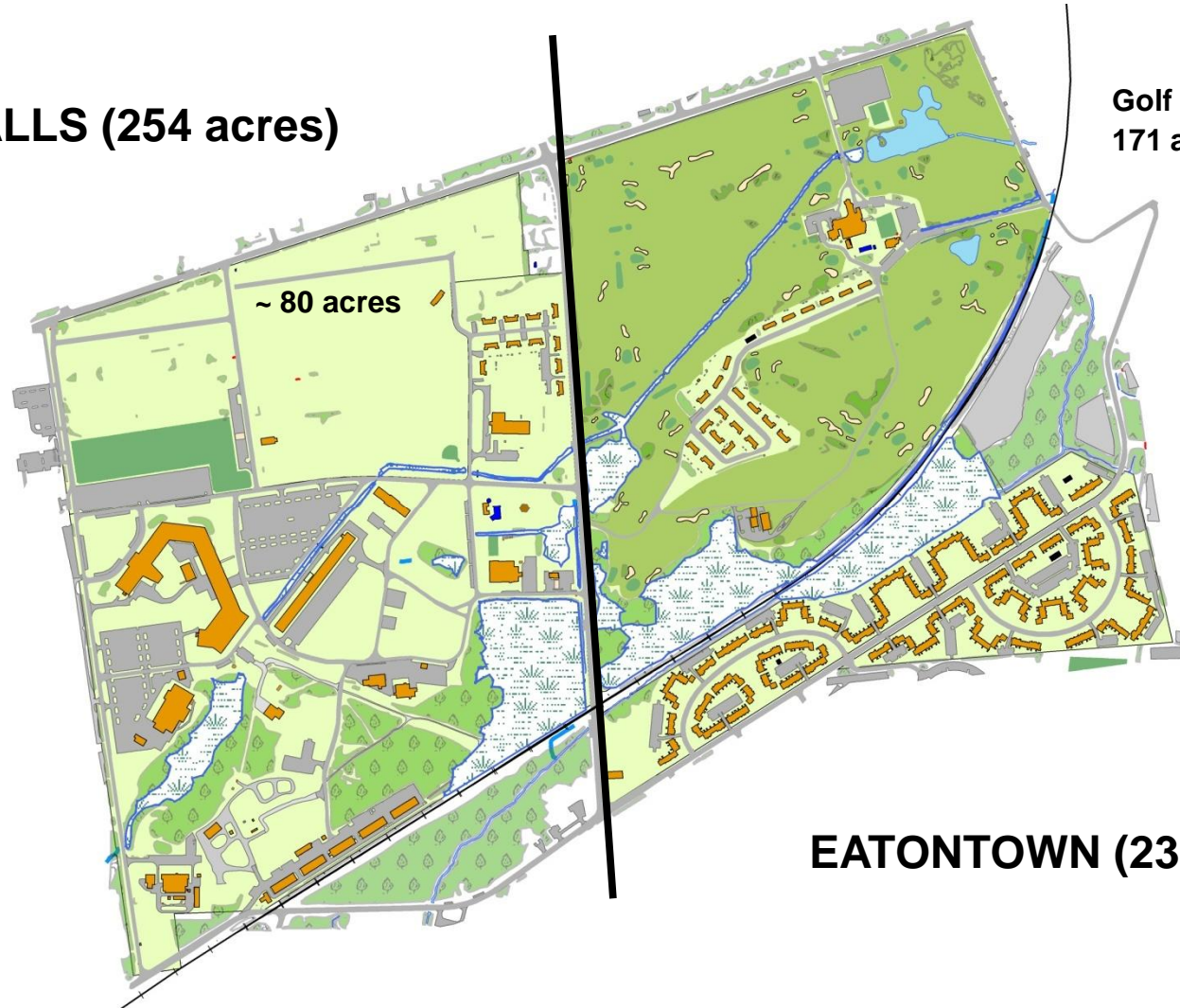
BASIC INFORMATION MAP MAIN POST – 637 ACRES





BASIC INFORMATION MAP CHARLES WOOD - 489 ACRES

TINTON FALLS (254 acres)



EATONTOWN (235 acres)



FACILITY ASSETS IN SQUARE FEET

		Tinton Falls	Eatontown	Oceanport	Total Assets (SF)	
	FACILITY CLASSES	254 acres	452 acres	419 acres	1,125 acres	
100	Operational & Training Facilities	1,440	249,651	81,621	332,712	6.7%
200	Maintenance & Production Facilities	15,427	23,402	34,698	73,527	1.5%
300	Research, Devel, Test & Eval Facilities	666,156	53,990	91,415	811,561	16.2%
400	Supply Facilities	15,702	32,796	256,887	305,385	6.1%
500	Hospital & Medical Facilities	0	0	127,523	127,523	2.6%
600	Administrative Facilities	202,411	623,910	550,407	1,376,728	27.5%
700	Housing & Lodging Facilities	40,700	741,413	736,490	1,518,603	30.4%
	Community Facilities	80,352	104,184	269,290	453,826	9.1%
		1,022,188	1,829,346	2,148,331	4,999,865	100.0%
	Percentage of Real Property	20.4%	36.6%	43.0%		



Maintain and honor the history of the site and those who served there

- Maintain and integrate into the development over 20 monuments plus markers and signage
- Maintain and Reuse:
 - Historic District
 - 136 Historically Eligible Buildings





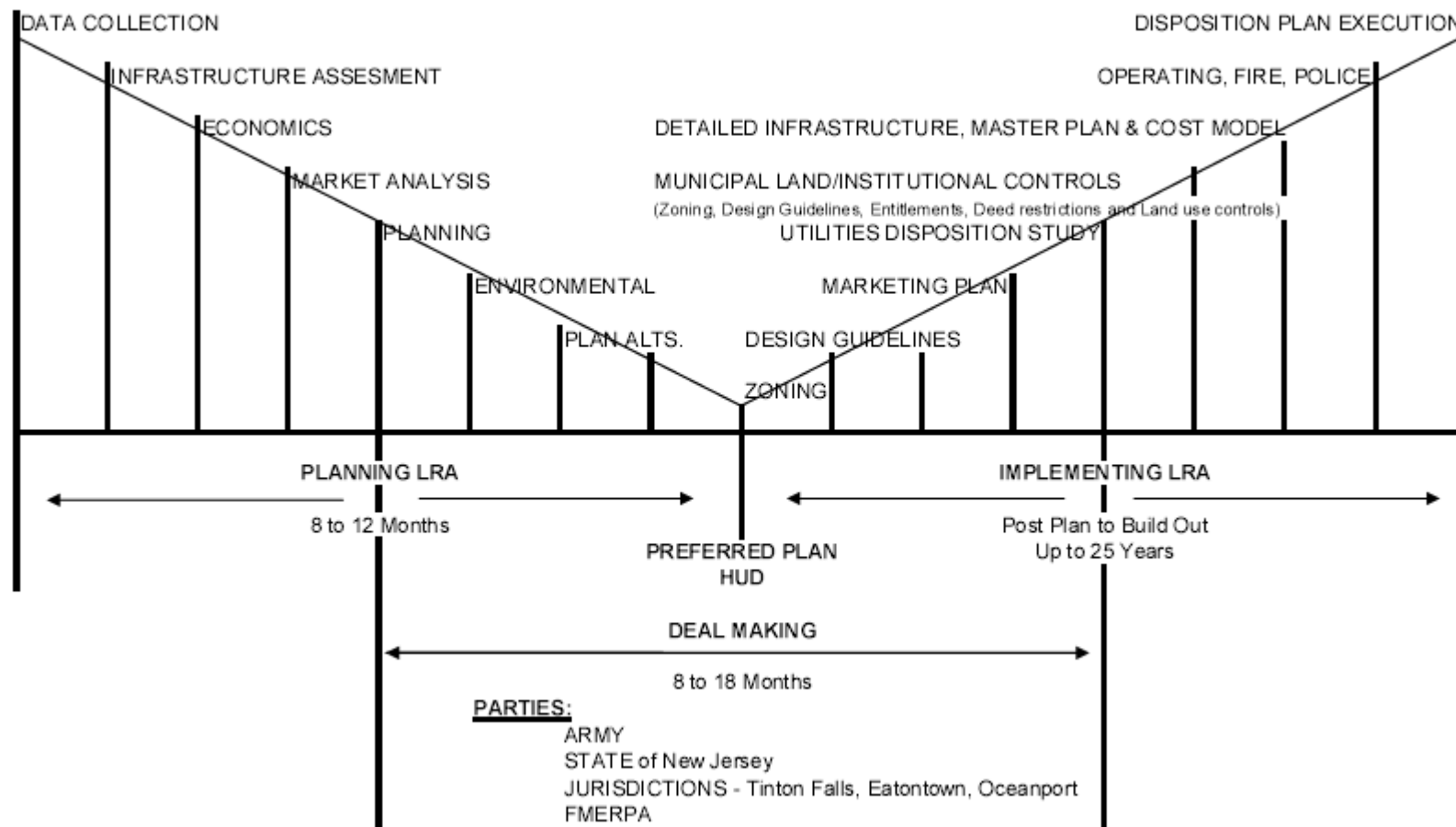
THE PROCESS TO PLAN SUBMITTAL

- Public Hearings
 - Tinton Falls – 7/21/2008
 - Oceanport – 7/23/2008
 - Eatontown – 7/29/2008
 - Public Hearing on the LRA Application* – 8/15/2008
- FMERPA Approves LRA Application – September 3, 2008
- Governor Approved Minutes of the 9/3 Authority Meeting on 9/4
- Submitted to Federal Government (HUD & DOA) -September 4, 2008

*The LRA Application consists of the Reuse Plan and the Homeless Assistance Submission



PLAN TO IMPLEMENTATION





THE PROCESS POST PLAN SUBMITTAL

- HUD Approves LRA Application
- Develop and initiate business attraction and marketing strategies
- Develop disposition and conveyance strategy
- Develop and initiate personal property strategy
- Complete NEPA process on environmental, historic and cultural issues and concerns
- Develop and initiate workforce training
- Property transfers



FORT MONMOUTH REDEVELOPMENT

Key Strategies to Accelerate Redevelopment

- Identify target industries
- Establish business incubator space for start-up and small technology firms
- Establish inherent and creative incentives
- Designate experienced “Master Developer”
- Market existing assets
 - People
 - Infrastructure
 - location
- Create branding strategy and promote nationally/internationally
- Create expedited “one-stop” permitting shop



20-YEAR DEVELOPMENT PROGRAM

	Tinton Falls	Eatontown	Oceanport	Total
Office/R&D	839,817 SF	521,605 SF	737,119 SF	2,098,541 SF
Retail	81,335 SF	220,459 SF	146,550 SF	448,334 SF
Mixed Income Residential	288 DU	577 DU	740 DU	1,605 DU 2,407,500 SF
Hotel		150 RM	75 RM	225 RM 310,000 SF
Health / Med Office			80,000SF /	80,000 SF
Community / Civic Facilities	88,416 SF	76,469 SF	299,709 SF	464,594 SF
Greenbelt Parks / Ballfields	77AC/22AC Total 99 AC	125AC/107AC Total 232 AC	145AC/28AC Total 173 AC	504 AC
Suneagles Golf		157 AC		157 AC
Total				5,788,979 SF



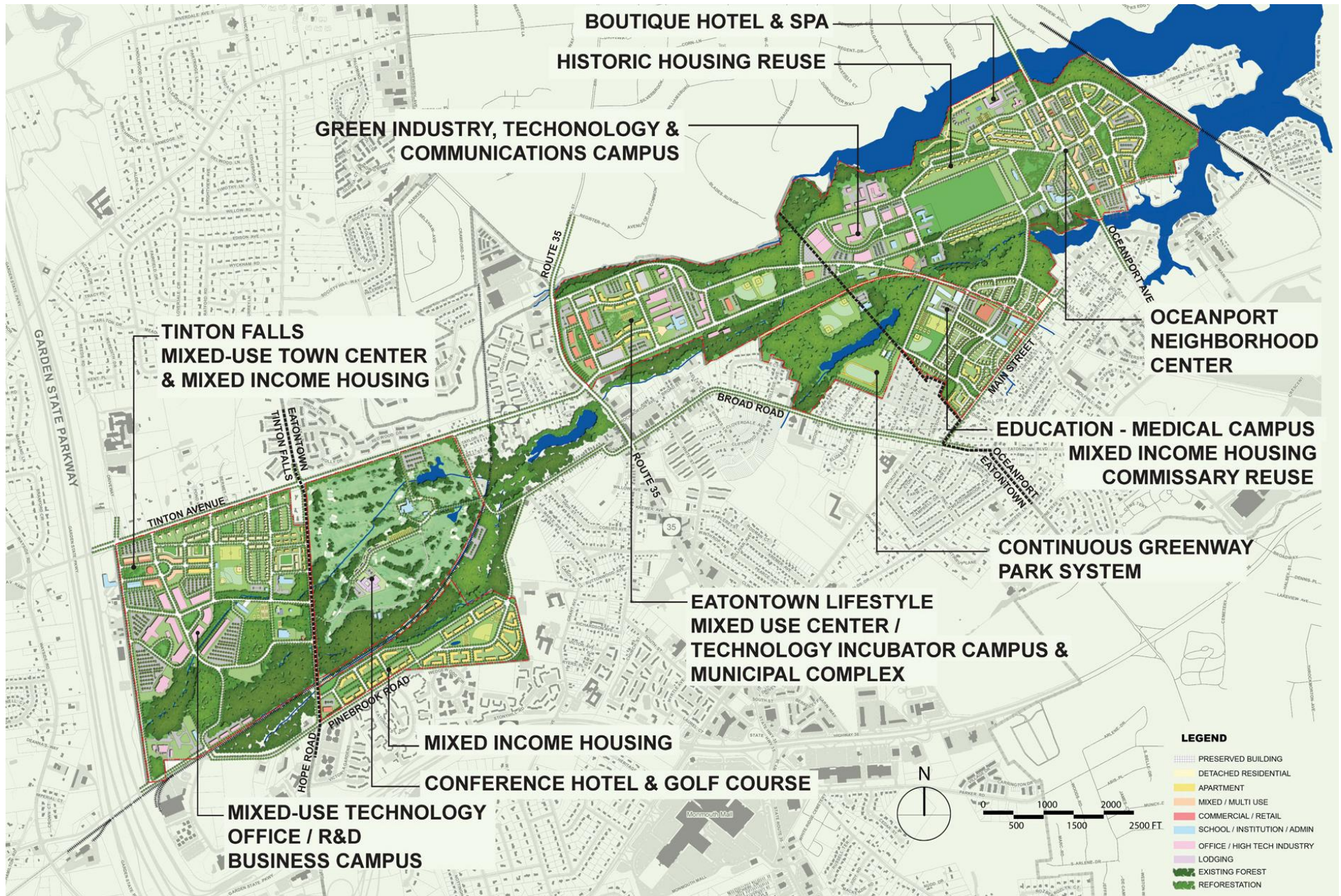
HOUSING DEVELOPMENT

- Reuse of 177 (Historic) housing units
- No McMansions
 - Mixed income
 - Small lot single family
 - Rental units
 - Garden Apartments
 - Town homes
- Homeless Accommodation – HUD Requirement
- Affordable/COAH Requirements
 - New Rules not Settled
 - FMERPA requested recognition of job/economic impact, timing
 - Working with NJ Council On Affordable Housing toward a Memorandum of Understanding as to what the obligation would be
 - Will consider accommodating additional obligations of Eatontown, Oceanport, Tinton Falls



JOBS AND CONSTRUCTION COST

Plan Option	Construction Cost	Construction Jobs	Permanent Jobs
Prospective Job Seekers			3,043
Reuse Plan	\$962,237,000	8,635	5,044+



Reuse Plan in 2028 (20 – year plan)



1. Large Lot Detached Housing
2. Small Lot Detached Housing
3. Townhouse
4. Apartment
5. Hemphill Housing
6. Firehouse
7. Mixed-use Town Center, Bandshell & Town Green
8. Library
9. Child Care
10. Municipal Use
11. Teen Center
12. Myers Center Reuse
13. Mixed-Use Techonology Business Campus
14. Fire & Police Training Center
15. Fabrication Shops
16. Gas Station
17. Pool
18. Field House & Ball Fields
19. Wetland Preservation Park
20. Pulse Power Building R / D
21. Exisiting Tinton Falls Municipal Building
22. Geothermal Wells



Mixed Use Business Center Program



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Tinton Falls Aerial Rendering





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Tinton Falls Town Center Illustration





1. Suneagles Golf Course
Main Entrance & Parking
2. Gibbs Hall - Clubhouse & Catering
3. Conference Center & Hotel
4. Restaurant
5. Ball Fields
6. Convenience Retail
7. Mixed Income Housing
8. Community Center & Pool
9. Wetland Preservation Park



Eatontown West Program Summary



1. Lifestyle Town Center
2. Mixed-Income Apartments
3. Parking Structure
4. Incubator & Professional Services
5. Eatontown Municipal Building
6. Office Space
7. Auditorium / Theatre
8. Bowling Center
9. Cell Tower
10. Amphi-theatre
11. Ball Fields
12. Wetland Preservation Park
13. Office / R & D Space
14. Local Bus to Jitney Transfer Station
15. Geothermal Field



Rt. 35 Lifestyle Center – Tech Incubator



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Eatontown Aerial Rendering





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Eatontown Lifestyle Center Illustration





1. McAfee Center Reuse / Communication R & D
2. Office Educational Reuse
3. Library
4. Chapel
5. Counseling Center
6. Fitness Center

7. Educational Reuse
8. Green Industry Campus
9. Lane Hall Community Center
10. Parking Structure
11. Geothermal Wells
12. Wetland Preservation Park



Green Industry & Technology Campus

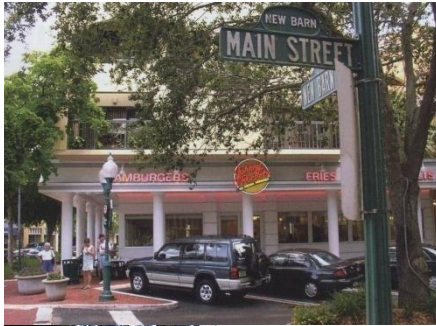


1. Small Lot Detached Housing
2. Mixed-Income Apartments
3. New School
4. Retail Center
5. Medical Center & Medical Offices

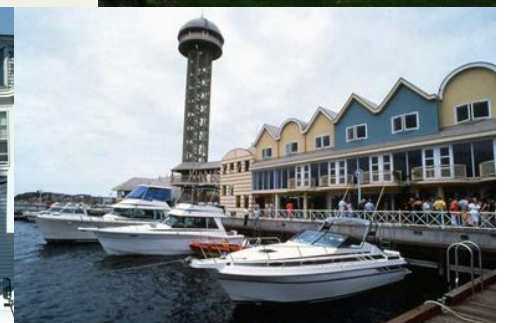
6. Ball Fields
7. Wetland Preservation Park
8. Geothermal Wells
9. Cell Tower



Education – Medical Campus



1. WWI Barracks - Retail Reuse
2. Mixed-Income Apartments
3. Allision Hall Offices
4. Historic District Housing
5. Boutique Hotel & Spa
6. Parade Ground
7. Retail & Professional Office
8. Credit Union
9. Marina, Restaurant & Public Boat Ramp
10. Oceanport Municipal Complex & Mixed Income Apartments
11. FEMA Office
12. Museum / Art Center
13. Wetland Preservation Park
14. Waterfront Esplanade



Oceanport Neighborhood Program



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Oceanport Aerial Rendering





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Oceanport Avenue Illustration



TWSchalle



A WIN - WIN - WIN REDEVELOPMENT STRATEGY

- Creates a Flexible High Technology Development Framework
- Is consistent with Municipal & State Plans
- Creates the potential for 5,400 permanent new jobs
- Proposes 3 new mixed use entertainment & civic centers
- Complies with workforce & affordable housing regulations
- Establishes a framework for positive fiscal impact
- Leverages Fort assets (People, Infrastructure, Location)
- Provides approximately 503 acres of new open space
- Preserves the Suneagles golf course and Marina
- Enhances mobility
- Protects and enhances ecological resources



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